

West Neuk

HUMSHAUGH | HEXHAM | NORTHUMBERLAND



FINEST
PROPERTIES



A delightful stone bungalow set against beautiful rural countryside

Hexham 6.9 miles | Corbridge 8.4 miles | Newcastle International Airport 21.1 miles
Newcastle City Centre 24.1 miles | Carlisle 37.2 miles





Accommodation in Brief

Porch | Entrance Hall | Sitting Room | Conservatory
Kitchen/Dining Room | Principal Bedroom | En-suite | Bathroom
Two Further Bedrooms | Study

Garage









The Property

West Neuk is an immaculately presented stone bungalow, situated on the edge of the tranquil Northumbrian village of Humshaugh. This lovely property offers an ideal rural retreat with picturesque views of the surrounding fields where horses graze. Combining rural charm with modern comfort, West Neuk is an attractive opportunity for anyone looking to relocate to a rural backdrop.

Inside, the main living areas are thoughtfully decorated. The living room features a warm multi-fuel stove on a stone hearth, oak flooring, and bifold doors that open into the conservatory. The conservatory, with its delightful outlook over the mature garden, provides a seamless blend of indoor and outdoor living.

The spacious dining kitchen is beautifully appointed, equipped with a good range of fitted units, including a built-in double oven, induction hob, integrated fridge, wine fridge, dishwasher, and washing machine. The kitchen is complemented by elegant quartz work surfaces and Amtico flooring that flows into the dining area. A door from the kitchen leads to the gravel patio to the side of the house, offering splendid views over the open fields.

The principal bedroom boasts fitted wardrobes and an en-suite bathroom with a shower cubicle, wash basin, and WC. The second bedroom, also with fitted wardrobes, offers lovely views over the fields. The third bedroom, equally well-appointed, includes fitted wardrobes. The modern family bathroom serves the latter bedrooms and features a bath, shower cubicle, WC, and wash basin.





Externally

Externally, West Neuk impresses with its ample off-road parking and attached garage with a roller shutter door, which also provides access to a room currently used as a study. The rear gardens are a gardener's dream, with well-stocked flower beds, mature trees, bushes, and shrubs. The side garden includes a gravel patio area, perfect for alfresco dining, with open fields providing a picturesque backdrop.





Local Information

Humshaugh is a small, rural village nestled in the beautiful North Tyne Valley, just a few miles outside the market town of Hexham and on the doorstep of the Hadrian's Wall World Heritage Site. The village offers excellent local amenities including an award-winning village shop which is a community run newsagents and general store, a village hall, first school, doctor's surgery, parish church, and award winning Northumbrian pub called The Crown Inn, which has become a hub for sports car enthusiasts. Nearby Hexham offers a full range of day-to-day amenities with supermarkets, a good range of shops, schooling, professional services and a hospital. The beautiful surrounding area provides walks and other country pursuits, with golf courses, sports clubs and Hexham racecourse within easy reach. Newcastle city centre provides further comprehensive cultural, educational, recreational and shopping facilities.

For the commuter the A69 and the Military Road provide good access to Newcastle Airport and City Centre, Carlisle and onward access to the A1 and M6, while the A68 gives excellent access to the north. The rail station at Hexham provides regular links to both Newcastle and Carlisle, which in turn link to other main line services to major UK cities north and south. Regular bus services provide further access to local hubs and connecting services. Newcastle International Airport and the A1 are all within easy reach.

Floor Plans



Ground Floor

Total area: approx. 147.1 sq. metres (1583.5 sq. feet)

Google Maps

what3words



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Wayleaves, Easements & Rights of Way

The property is being sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

Services

Mains electricity, water and drainage. Oil fired central heating.

Postcode

Council Tax

EPC

Tenure

NE46 4AG

Band F

Rating D

Freehold

Viewings Strictly by Appointment

T: 01434 622234

E: corbridge@finestgroup.co.uk







Finest Properties

15 Market Place | Corbridge | Northumberland | NE45 5AW

01434 622234

corbridge@finestgroup.co.uk

finestproperties.co.uk

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